

RE: Comments \ Questions For Items on December 20, 2022 Agenda

Erin Smith

Wed 12/14/2022 9:46 AM

To: Tony Daysog <TDaysog@alamedaca.gov>; Yibin Shen <yshen@alamedacityattorney.org>; Lara Weisiger <lweisiger@alamedaca.gov>;

📎 1 attachments (212 KB)

AS 4887_COAproof_NoticeTo Bidders.pdf;

Tony,

Please see the responses below. As last time, I will share the Q&A portion with the rest of the Council.

Thanks again for your thorough review.

Lara – please note we are pulling or withdrawing item 2-C.

Thank you,

Erin

From: Tony Daysog

Sent: Tuesday, December 13, 2022 8:42 AM

To: Erin Smith <ESmith@alamedaca.gov>; Yibin Shen <yshen@alamedacityattorney.org>; Lara Weisiger <lweisiger@alamedaca.gov>

Subject: Comments \ Questions For Items on December 20, 2022 Agenda

Note to Erin, Yibin and Lara: asterix (*) denotes question for staff for night of 12/20. Double asterix (**) means please provide email response. Everything else is just me thinking out loud. Also: if there are any quasi-judicial matters in the agenda, please let me know so I do not incorrectly post my comments\questions.

Finally: since speed is of essence in preparing these comments, there will always be typos and grammatical errors by me -- apologies!

-- Tony

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Alameda City Council Meeting: December 20, 2022

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CONTINUED DECEMBER 6, 2022 CITY COUNCIL MEETING AT 5:00 PM

7-D: Draft Active Transportation Plan (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5945586&GUID=80CA5DFB-8B1F-4801-9BF2-2BA6BCEEA4B8&FullText=1>)

Attachments

- Attachment 1 "Exhibit 1 - Final Draft Active Transportation Plan" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471496&GUID=8C4EF4C9-F454-4848-AF02-9AE0989336E1>)
- Attachment 2 "Exhibit 2 - Appendix A. Plans and Policies Review" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471442&GUID=3EB76D4B-D46D-4B13-B2D8-FB6977BC62E0>)
- Attachment 3 "Exhibit 3 - Appendix B. Summaries of Community Survey and Public Engagement" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471443&GUID=425D43C5-9AF6-4E74-B8CD-D0235E7F3CAB>)
- Attachment 4 "Exhibit 4 - Appendix C. Existing Conditions Report" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471445&GUID=80573DA6-1408-4FD3-BA6C-5C157DC4FAD5>)
- Attachment 5 "Exhibit 5 - Appendix D. Level of Traffic Stress and Trip Potential Analysis" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471454&GUID=EE532D27-B549-4BC9-95A7-6F157CE067C6>)
- Attachment 6 "Exhibit 6 - Appendix E. Detailed Crash Analysis Report" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471455&GUID=024B43AD-1DB3-405E-8E6D-F9C624111B44>)
- Attachment 7 "Exhibit 7 - Appendix F. Pedestrian and Bicycle Facility Types" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471456&GUID=263A78A9-826B-4838-8A3E-EE78EF91E1B3>)
- Attachment 8 "Exhibit 8 - Appendix G. Active Transportation Project Prioritization" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471459&GUID=F9F0ADAC-8CDB-4BB1-99FA-F255AA73FACE>)
- Attachment 9 "Exhibit 9 - Public Comments on Draft" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471463&GUID=7003DBA0-3182-414A-A8B0-F9523FAEE5E2>)
- Attachment 10 "Exhibit 10 - Public Comments on Final Draft" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471492&GUID=525B7FA8-04E5-4532-9EC3-02E3AD7C3309>)
- Attachment 11 "Resolution" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471521&GUID=DE2020D8-C7C7-484D-AC19-D33DDACF576F>)
- Attachment 12 "Presentation" (<https://alameda.legistar.com/View.ashx?M=F&ID=11501186&GUID=632BDC9C-891A-4B63-A8B9-3DAF091DCC8C>)
- Attachment 13 "Correspondence" (<https://alameda.legistar.com/View.ashx?M=F&ID=11501335&GUID=4C0C03FD-982A-41B7-B837-E20264529E0F>)

DAYSOG STAFF REPORT REVIEW

-- Staff report sentences/phrases that seem interesting to Daysog

"roadmap for making walking and biking safe and desirable every-day transportation options..."

"contribute towards addressing the City of Alameda's (City) safety, greenhouse gas reduction, and transportation mode shift goals..."

"enhancing the health and livability of the Alameda community..."

"three-step process that the City will use to guide decisions on how to design intersection and corridor improvements..."

"bicycle boulevards or neighborhood bike routes, are critical to building the low-stress network..."

"2030 action plan for the next eight years, prioritizing the programs and capital projects that will be needed to meet the Plan's vision and support citywide policies..."

"Equity Priority Areas..."

-- Exhibit 1 sentences/phrases that seem interesting to Daysog

"Goal: Safety: Increase the safety of all people using active transportation..."

"Goal: Equity: Prioritize active transportation investments in underserved communities and actively engage underrepresented groups in the planning process..."

"Goal: Connectivity and Comfort: Develop a well-connected network of active transportation facilities that are comfortable and convenient for people of all ages and abilities..."

"Goal: Community: Promote and inspire safe and fun walking, bicycling, and rolling to foster a strong culture of walking and bicycling...."

"Goal: Mode Shift: Increase percentage of walking and bicycling trips..."

"Get around Alameda: 70% by car..."

"Active transportation refers to all active modes of transportation including walking and bicycling,..."

"...as well as using wheelchairs and mobility scooters, push and electric scooters, electric bikes, skateboards, and new and evolving shared mobility options, like bike share...."

"Despite Alameda's near ubiquitous 25-mile-per-hour speed limits and "small town" character, many Alamedans don't feel safe walking and bicycling..."

"Over half of Alameda residents, according to a 2019 statistically significant survey (footnote 3), say that they would drive less and walk or ride a bicycle more if they felt safer doing so..."

"Statistics show that over the last 10 years (2012-2021), on average approximately seven people were killed or severely injured each year while walking or biking in Alameda..."
". . .in 2021, the City was awarded the silver-level for a Bicycle Friendly Community by the League of American Bicyclists, advancing Alameda to silver from the bronze-level award first given to the City in 2012..."
"Nearly 60% of Alameda's major roadways (called "arterial streets") are classified as high-stress (BLTS 3 or 4)."
"Vehicle speed was a top factor in crashes and has a large impact on traffic safety in Alameda for all modes..."
"Speeding is also a frequently cited concern of people walking and biking and has increased since the start of the pandemic in 2020..."
"Speed impacts the ability of road users to avoid a crash and higher speeds increase victim injury severity..."
"Pedestrian and Bicycle corridors (PDF 28 and 29)..."
"Design treatments by Street Types (pdf 37)..."
"In Alameda, approximately 17 miles of the Bay Trail route are existing, with another 11 miles needed to complete the portion of the Bay Trail planned for Alameda (pdf 50) (Bay Trail pdf 54)..."
"A water shuttle between Alameda and Oakland is the near-term option for a sustainable estuary crossing in the west end. A first step will be a pilot water shuttle service, partially funded with private funds (pdf 51)..."
"Lincoln/Marshall/Pacific Corridor #21 on infrastructure list (PDF 65)..."

-- Exhibit 2 sentences\phrases that seem interesting to Daysog
nice summary

-- Exhibit 4 sentences\phrases that seem interesting to Daysog
"Bike boxes (pdf 24)..."

-- Exhibit 5 sentences\phrases that seem interesting to Daysog
"trip potential estimates where people would walk or bike if it were convenient and comfortable to do so"
"Areas of high trip potential – Areas in Alameda where walking and biking are likely to occur are along Webster Street, Park Street, and the northeast area of Alameda Island, especially [to] Fruitvale BART and the bridges."
"East-West Corridors – East-west corridors, such as Lincoln Avenue and Buena Vista Avenue, are areas with high trip potential."
"Dense street network – In general, the dense street network on Alameda Island and Bay Farm Island create a high potential for walking and biking."

-- Exhibit 6 sentences\phrases that seem interesting to Daysog
"48% of all KSI occur between 6AM-9AM and 3PM-6PM / 44% of all crashes then, too (PDF 16)..."
"age distribution PDF 19: median KSI age: 46"
"age co-hort with significantly large KSI rate: 20-24"
"racial breakdown interesting too: PDF 22: white pedestrian traffic victims off the chart"
"cause of traffic accidents resulting in KSI pedestrian PDF 25"
"KSI pedestrian accidents: 59% on arterial roads / 10% collector / 31% local street (pdf 34)"
"PDF 57: a disproportionate amount of KSI occur in November and December, which accounts for 16% of the year but 23% of all KSI crashes..."

-- Exhibit 8 sentences\phrases that seem interesting to Daysog

---- QUICK DAYSOG THOUGHTS ON STAFF REPORT:

1. No new comments\questions
2. Comment from 12/6 meeting: "Fascinating data"

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SPECIAL CITY COUNCIL MEETING : 6:59 PM

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2. Consent Calendar

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2-A: Minutes of the Special and Regular City Council Meetings Held on November 15, 2022. (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5961918&GUID=DA5B7F53-A82B-4FF0-AE1B-1B77960D1D44&FullText=1>)

---- OVERALL QUICK DAYSOG THOUGHTS \ QUESTIONS:

One correction:

Current Version: "if the City pursues the path of residential density, the numbers contemplated in the HE will likely not be achieved; "

Correct Version: "if the City pursues the path of EXISTING residential density, the numbers contemplated in the HE will likely not be achieved"

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2-B: Bills for Ratification. (<http://alameda.legistar.com/gateway.aspx?M=F&ID=153ddf5d-a05e-4542-8dc7-36761438b47a.pdf>)

DAYSOG STAFF REPORT REVIEW:

-- Staff report sentences\phrases that seem interesting to Daysog

-- Exhibit # sentences\phrases that seem interesting to Daysog

---- OVERALL QUICK DAYSOG THOUGHTS \ QUESTIONS:

** What kinds of "professional services" does payment of 792.84 to Latitude Wine Bas LLC cover (see PDF page 17 of 50)?

Parklet insurance reimbursement. This is DBA The Preacher's Daughter

** What kinds of "professional services" does payment of 4626.00 to East Bay Bicycle Coalition cover (see PDF page 31 of 50)?

This is for Family Bike Workshop on 5/22/22, paid by Planning Building and Transportation

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2-C: Five-Year Agreement with Rojas Flores Landscaping, Inc. for Landscape Maintenance Services - Various Locations (Citywide) for a Total Amount Not to Exceed \$1,031,937 (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5961913&GUID=B07AF72D-0787-4B6A-A1A8-A6232360A7F4&FullText=1>)

Attachments

Attachment 1 "Exhibit 1 Agreement" (<https://alameda.legistar.com/View.ashx?M=F&ID=11510392&GUID=EADD65BE-AFBF-41A5-82D1-8B298F683ECA>)

DAYSOG STAFF REPORT REVIEW:

-- Staff report sentences\phrases that seem interesting to Daysog

" sixty acres of landscaped area comprised of open space, medians, parking lots and facility grounds..."

"City uses contract services to maintain these landscaped areas..."

"A notice was also placed on the City's website and published in the Alameda Journal..."

-- Exhibit 1 sentences\phrases that seem interesting to Daysog

"FY2023 total compensation shall not exceed \$194,370"

---- OVERALL QUICK DAYSOG THOUGHTS \ QUESTIONS:

** 1. I notice that the staff report indicates that "[a] notice was also placed on the City's website and published in the Alameda Journal." Was a notice placed in the Alameda Sun as well, since the Sun is the official paper for legal notices?

Great catch. We must have copied language from an old staff report. We published in the sun, the official paper for legal notices. See attached receipt.

** 2. I notice the Agreement on PDF page 2 of 30 indicates the following: "FY2023 total compensation shall not exceed \$194,370", which is the same amount and period expressed in the staff report. On PDF page 1 of 30, the Agreement indicates the commencement date as January 1, 2023: since the agreement commences half-way into FY22-23, shouldn't the agreement state that FY2023 compensation shall not exceed half of \$194,370, or approximately \$97,185?

Yes, it certainly should be prorated for the remaining 6 months of the fiscal year.

** 3. I notice the Agreement on PDF page 1 of 30 indicates the termination date as December 31, 2027? I notice the Agreement on PDF page 2 of 30 indicates the following: "FY2027 total compensation shall not exceed \$218,765", which is the same amount and period referenced in the staff report. Since the end of FY2027 is June 30, 2027, what amount of funds are authorized for the six-month period between July 1, 2023 and December 31, 2027?

The authorized amount for FY26/27 should be prorated for 6 months.

While the amount in the contract is authorized; staff directs the work and approves invoices for only work performed. For the two fiscal years that should only authorize 6 months, only 6 months will actually be expended. However, for sake of accuracy, I will withdraw this item and have the contract corrected.

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2-D: Five-Year Agreement with Prime Mechanical Services for Mechanical and Heating, Ventilating and Air Conditioning Preventative Maintenance and Repair at City Facilities for an Amount Not to Exceed \$482,687.09 (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5961914&GUID=3A57C1DF-EE4A-48AA-9A5E-09CC97307997&FullText=1>)

Attachments

Attachment 1 "Exhibit 1 Agreement" (<https://alameda.legistar.com/View.ashx?M=F&ID=11510393&GUID=63B54FA9-85DD-433C-82D4-E9E5CF28B45F>)

DAYSOG STAFF REPORT REVIEW:

-- Staff report sentences\phrases that seem interesting to Daysog

"Public Works maintains over 500,000 square feet of City buildings..."

"On September 29, 2022, the Public Works Department issued an RFP for annual HVAC system maintenance at 27 City facilities..."

"1/1/23 - 6/30/23 : \$44,808 . . . \$51,529.20"

-- Exhibit # sentences\phrases that seem interesting to Daysog

"DocuSign signatures on PDF 12 of 30..."

PDF page 17 of 30: "35% markup"

---- OVERALL QUICK DAYSOG THOUGHTS \ QUESTIONS:

1. It appears that funds for FY 2022-2023 are generally half the amount for the following fiscal years, which sounds intuitively correct since FY2022-2023 is for a six-month period from January 1, 2023 to June 30, 2023.

** 2. Can you explain the 35% markup in Exhibit 1 at PDF page 17 of 30: can you confirm that this amount is "standard material mark-up"? (Seems awfully high?)

35% material mark-up is on the high side; however, the hourly rate and material markup in this contract is only used for unexpected or out of scope work, which is capped at 15% contingency each year (\$13-14K/year). The main contract is monthly preventive maintenance at various facilities and, which is billed at the flat rate listed. The service includes the provision of replacement filters, lubricants, belts and pads and other typical materials needed, so these materials are therefore not subject to the 35%. Prime Mechanical was the lowest of the three responsive bidders for the base work in the contract and determined the most qualified. Staff considered the 35% material mark up for unexpected work within its overall consideration of vendors, and determined Prime the most suitable and cost effective.

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2-E: Adoption of Resolution Declaring Canvass of Returns and Results of the Consolidated General Municipal Election Held on Tuesday, November 8, 2022, Including Enacting Ordinance No. ____ N.S. Amending the Alameda Municipal Code by Amending Section 3-61.3 (Tax Imposed) of Section 3-61 (Transient Occupancy Tax) of Division IX (Taxes) of Article II (Taxation) of Chapter III (Finance and Taxation) Increasing the Transient Occupancy Tax from Ten Percent (10%) to Fourteen Percent (14%).

(<https://alameda.legistar.com/LegislationDetail.aspx?ID=5961915&GUID=49FEE0D5-B82E-4DD8-81EA-93F0BB1DFD48&FullText=1>)

Attachments

Attachment 1 "Exhibit 1: Certificates of Election Results" (<https://alameda.legistar.com/View.ashx?M=F&ID=11510395&GUID=A9FC8B6A-103B-4511-A382-B0EFE8141971>)

Attachment 2 Resolution (<https://alameda.legistar.com/View.ashx?M=F&ID=11510396&GUID=D1DE15A6-B632-4C71-B35E-37A2CBFB85BB>)

Attachment 3 Ordinance - TOT (<https://alameda.legistar.com/View.ashx?M=F&ID=11510397&GUID=E3181602-DC15-4AB2-8AC0-94DBCC738050>)

DAYSOG STAFF REPORT REVIEW:

-- Staff report sentences\phrases that seem interesting to Daysog

"Elections Code Section 10262 requires the governing body of the City of Alameda (City) to adopt a resolution declaring the results of an election. . . ."

-- Attachment 1 (Exhibit 1), Attachment 2 (Resolution), and Attachment 3 (Ordinance - TOT) sentences\phrases that seem interesting to Daysog

---- OVERALL QUICK DAYSOG THOUGHTS \ QUESTIONS:

1. Thank you for the report.

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2-F: Final Passage of Ordinance Authorizing Acceptance of the Property Located at 2350 Fifth Street from the Successor Agency to the Community Improvement Commission of City of Alameda in Accordance . . . (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5961917&GUID=5310AFBF-49CE-473E-87EF-FF1472409E1E&FullText=1>)

Attachments

Attachment 0 Link to Initial Passage Staff Report (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5945584&GUID=582D8CAD-2C24-438E-B730-C763EC68CE8A&Options=&Search>)

Attachment 1 "Exhibit 1 Property Map" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471437&GUID=296DADBA-FEFA-470A-997D-968D6D9034DC>)

Attachment 2 "Exhibit 2 - Purchase and Sale Agreement" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471497&GUID=7F329CA2-F046-4268-92C5-804B9ABD1159>)

Attachment 3 "Exhibit 3 - Affordable Housing Covenant" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471439&GUID=DD645982-6F16-4735-BAB4-8164C145E82E>)

Attachment 4 "Exhibit 3 - REVISED Affordable Housing Covenant" (<https://alameda.legistar.com/View.ashx?M=F&ID=11498730&GUID=A2149930-3BDD-4B77-A620-108F9D0C0E75>)

Attachment 5 "Resolution - Exempt Surplus Land" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471509&GUID=FA3CE699-6BB0-4281-8C5C-86937A2656AC>)

Attachment 6 "Resolution - Property Conveyance" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471510&GUID=BC1D5816-29F6-4F33-9344-C4337A5E7CBD>)

Attachment 7 "Ordinance" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471511&GUID=E0EF60FE-95E8-4190-A917-892B8AF9C126>)

DAYSOG STAFF REPORT REVIEW:

-- Staff report sentences\phrases that seem interesting to Daysog

This is a second reading of the ordinance. I shared interesting sentences ad phrases from the staff report as part of my comments in advance of the December 6, 2022 meeting.

-- Exhibit # sentences\phrases that seem interesting to Daysog

This is a second reading of the ordinance. I shared interesting sentences ad phrases from the exhibits as part of my comments in advance of the December 6, 2022 meeting.

---- OVERALL QUICK DAYSOG THOUGHTS \ QUESTIONS:

1. This is a second reading of the ordinance. I shared "OVERALL QUICK DAYSOG THOUGHTS\QUESTIONS as part of my comments in advance of the December 6, 2022 meeting. I am reproducing those thoughts\questions below.

1. Good to see this moving ahead

2. What if someone made an offer in 25 years to purchase the property for a BILLION DOLLARS: are there provisions within the existing documents that allow the City to end its 55 year affordable housing covenant under certain conditions?

STAFF RESPONSE to #2: No, the 55 year affordability covenant is a condition of the funds and cannot be terminated early. While the City is also required to use the property for homeless housing for 20 years, after 20 years the property and its improvements could be used to house a different affordable population.

3. Doesn't Section 5 of the exempt surplus land resolution (ie immediate effect of resolution upon passage") somewhat conflict with the two-reading and 30-days ordinance requirement?

STAFF RESPONSE #3: According to the CAO, in the past the City's practice has been to adopt surplus declarations by Resolution, in part to ensure the SLA Notice of Availability clock began ticking immediately upon Council's decision (i.e., without the two-reading/30-day requirement that would apply if a surplus declaration was adopted by ordinance). Here, the SACIC (not the City) needs to make the surplus declaration so we can take advantage of the SLA exemption for surplus land transferred from one local agency to another. But, the SACIC is following the City's past practice of making the surplus declaration by Resolution. SACIC is also authorizing the conveyance of the property to the City by Resolution. Thus, if the Council takes the recommended actions on this item at the 12/6 meeting, SACIC's role on this project will be complete.

However, the City's (not SACIC's) separate acceptance of the property will be made by Ordinance, and therefore that action, and completion of the overall property transfer will still be subject to the two-reading/30 days requirement.

4. What accounted for the difference in valuation between the LRPMP (\$250K) and October 2022 (\$4430K) referenced in the property conveyance resolution?

STAFF RESPONSE #4: The market value of the property has increased as evidenced by the most recent appraisal.

5. What is the one or two major benefits in having declared a "shelter crisis" pursuant to SB850, as referenced in the property conveyance resolution, and how do these one or two benefits relate to this project?

STAFF RESPONSE #5: The City's declaration allows us participation in the Homeless Emergency Aid Program (HEAP) and access to funding.

6. Isn't it considered best practices, in the least, to have actual copies of Exhibit 3 Exhibits "A" and "B" as part of the voting record?

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2-G: Final Passage of Ordinance Amending the Alameda Municipal Code by Amending: (1) Article I (Uniform Codes Related to Building, Housing, and Technical Codes) of Chapter XIII (Building and Housing) to Adopt the 2022 Edition of Chapter 1, Division II Scope and Administration, the 2022 Edition of the California Building Code, the 2022 Edition of the California Residential Code, the 2022 Edition of the California Historical Building Code, the 2022 Edition of the California Electrical Code, the 2022 Edition of the Plumbing Code, the 2022 Edition of the California Mechanical Code, the 2022 Edition of the California Energy Code, the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings; and (2) Adopting the 2022 Edition of the California Fire Code, Including Appendix Chapters 4, B, C, D, E, F, G, H, I, K and O, with Necessary Additions and Amendments to Section 15-1 of Chapter XV (Fire Prevention) Due to Local Climatic, Geological, or Topographical Conditions; and (3) Adopt the 2022 Edition of the California Green Buildings Standards Code with Necessary Additions and Amendments to Section 13-10 of Chapter XIII (Building and Housing) Due to Local Climatic, Geological, or Topographical Conditions. In accordance with the California Environmental Quality Act (CEQA), this action is exempt pursuant to CEQA Guidelines section 15061(b)(3). (Planning, Building and Transportation 20962710) (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5961919&GUID=DBADEB65-9837-45CE-B191-8C83FE76306A&FullText=1>)

Attachments

Attachment 0 Link to Initial Passage Staff Report ()

Attachment 1 "Ordinance" (<https://alameda.legistar.com/View.ashx?M=F&ID=11471508&GUID=8A2BE13D-0BDC-46DC-8FAF-D6D9BD05472E>)

Attachment 2 "Correspondence" (<https://alameda.legistar.com/View.ashx?M=F&ID=11498718&GUID=F950AC3E-AEBF-4BD4-B6BF-363DF86256F3>)

DAYSOG STAFF REPORT REVIEW:

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---- OVERALL QUICK DAYSOG THOUGHTS \ QUESTIONS:

This is a second reading of the ordinance. I shared "OVERALL QUICK DAYSG THOUGHTS\QUESTIONS as part of my comments in advance of the December 6, 2022 meeting. I am reproducing those thoughts\questions below.

1. What do local real estate advocates think?

STAFF RESPONSE #1: I believe staff gave a verbal response during the 12/6 meeting state that the local real estate sector was generally supportive of this.

** 2. Am I recollecting STAFF RESPONSR CORRECTLY correctly?

Yes your recollection is correct. Staff commented last week that they understand the real estate community to support this proposal. The City's Sustainability Manager is in regular contact with Dania Alvarez from the Bay East Realtors Association. This group is generally supportive of the forthcoming Equitable Decarbonization Plan except any potential point of sale requirements. This code amendment does not have any point of sale requirements. The realtors were invited to the information sessions held for this code amendment, several attended and did not voice any significant concerns.

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3. Council Referrals

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3-A: Consider Directing Staff to Reform the Fee Towing Companies Require Alameda Residents to Pay to Retrieve Towed Vehicles.

(Councilmember Daysog)(<https://alameda.legistar.com/LegislationDetail.aspx?ID=5688922&GUID=E031DA25-01D2-42B6-9B8B-A1D2DFE20897&FullText=1>)

Attachments

Attachment 1 "Email" (<http://alameda.legistar.com/gateway.aspx?M=F&ID=591370f8-cfc3-415c-8154-3edf7506c21a.pdf>)

DAYSOG STAFF REPORT REVIEW:

-- Staff report sentences\phrases that seem interesting to Daysog

-- Exhibit # sentences\phrases that seem interesting to Daysog

---- OVERALL QUICK DAYSOG THOUGHTS \ QUESTIONS:

FORTHCOMING

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3-B: Consider Directing Staff to Address Massive Corporations Purchasing Housing (Councilmember Herrera Spencer) (<http://alameda.legistar.com/gateway.aspx?m=l&id=/matter.aspx?key=11952>)

Attachments

Attachment 1 (<http://alameda.legistar.com/gateway.aspx?M=F&ID=984a2651-84a4-4ffa-8614-80ee86175ff4.pdf>)

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---- OVERALL QUICK DAYSOG THOUGHTS \ QUESTIONS:

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3-C: Consider Directing Staff to Create a Requirement for Upfront Payment of Candidate Statements if a Candidate for Local Elected Office Has a Balance Due from a Prior Election (Councilmember Knox White and Vice Mayor Vella) (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5779289&GUID=9B1A6E2E-700E-41FD-B354-1D212B32C0A9&FullText=1>)

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